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Building Committee Minutes 12-11-2001

APPROVED

TOWN OF ARLINGTON

MINUTES

REGULAR MEETING

PERMANENT TOWN BUILDING COMMITTEE

TUESDAY, DECEMBER 11, 2001

PRESENT: John Cole, Chairman Kathleen Donovan

William Shea, Vice Chairman Robert Juusola

Thomas Caccavaro Martin Thrope

ABSENT: Richard Bento Charles Stretton

Philip Farrington

PARTICIPANTS: Dick Madonia, Project Manager

David Kale, Arlington Public Schools

Stefan Chaires, DRA

Bob Clark, John Crowe Associates (Landscape Architect)

PEIRCE UPDATE

- Mr. Madonia reported on the construction progress. The structural steel has been erected, and the metal deck is now being installed. The underground rough plumbing was inspected and approved today. The electrical contractor will then install his conduit. The gym wall has been partially poured. The elevator shaft was poured last week. The decking for the gym is on the job.

- With regard to the construction schedule, several crucial weeks of work remain before the contractor can submit a more definitive schedule outlining acceleration efforts. The chairman noted that he and Mr. Caccavaro had been authorized by the committee to discuss certain milestones with the contractor as they were reached in relationship to the incentive letter of agreement. Money (\$40,000) has been set aside for specific acceleration measures and can be withdrawn if the committee does not feel the project schedule will benefit as a result of these measures.

- The committee reviewed Mr. Thrope's Peirce budget figures.

- Requisitions being submitted this evening were tabled because change orders included in the requisition for unsuitable materials and contaminated soils were not first approved by the architect.

HARDY CLOSE-OUT ISSUES

On a **MOTION** by Ms. Donovan and seconded, it was voted to **enter into Executive Session to discuss matters relating to the Hardy School project that may involve possible future litigation and then move out of Executive Session for the purpose of reentering public session to continue committee business.** ROLL CALL VOTE: Unanimous

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EXECUTIVE SESSION

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HARDY NOISE REMEDIATION UPDATE

- Mr. Cole gave a brief update of events leading to now. Letters from the architect and the contractor stating their opposing positions as to the responsibility for the too-large roof holes for the unit ventilators were referred to Town Counsel to explore the possibility of mediation of the issue. Since that time, a set of sketches was received from Hardy architect, Richard O'Dwyer, from the mechanical engineer which showed the proposed duct silencers for every rooftop unit. Mr. O'Dwyer was forwarding those sketches to Acentech (rooftop noise consultant) for review. Mr. Cole said that he has been led to believe that the mechanical engineer is ready to absorb the cost to resolve the issue.

- In the meantime, Mr. Cole received a call from Town Counsel yesterday. Mr. Maher spoke to Bonfatti's project manager (Dan Kelly) and to his counsel. They came back with a two-part proposal: 1. They were open to the idea of mediation, and 2. they were willing to make a proposal to

make it all “go away.” The proposal would have the HVAC subcontractor close up the holes with sheet metal. Mr. Cole asked John Maher to clarify the proposal and put it in writing. Acentech will then be asked to assess the proposal.

On a **MOTION** by Mr. Shea and seconded, it was voted **to come out of Executive Session and move into public session for the purpose of continuing committee business.** ROLL CALL VOTE: Unanimous

BRACKETT SCHOOL CLOSE-OUT ISSUES

- Work will be done over the holiday break to correct rooftop noise issues at the Brackett. According to Mr. Shea, the dilemma for the committee is that the remediation may satisfy the issue of controlling the noise level but some problems may remain. It was suggested that after the work is completed and the HVAC has recalibrated and rebalanced the system that Acentech be asked to evaluate it.
- Other issues still pending include the air conditioning which does not work, roof leaks, landscaping issues, a damper in Ms. Robinson’s classroom, and pitted panels on the exterior of the building.

BISHOP SCHOOL CLOSE-OUT ISSUES

- Mr. Shea will report on this item at the next meeting. According to the architect, this project is close to being complete.
- Mr. Madonia reported that the finish is coming off the gym floor and that a similar condition exists at the Brackett. Ms. Donovan will investigate.

STATUS OF SCHOOL COMMITTEE DIRECTION FOR REMAINING SCHOOL PROJECTS

- The committee is waiting for direction from the School Committee as to the size of each remaining school project. The School Committee has never actually voted a specific number for the Dallin but rather a number *range*. There has been no School Committee vote on the size of the Stratton or Thompson.
- Mr. Thrope has been researching the issue by trying to establish the size and total number of classrooms needed for the remaining school projects (Dallin, Thompson, Stratton). Two sets of details were developed to illustrate the need for classroom numbers based on several sets of assumptions. He has asked the School Committee to pick a set of assumptions with which they feel comfortable in order to have a well-supported rationale for whatever decision is finally made.
- Ms. Donovan defended the number currently being designed for the Dallin School of 380 students, citing the current enrollment figure (377) and also the affordable housing units being proposed by the Archdiocese of Boston in that school district. She noted that the Brackett enrollment is 328 and that there are 4 classrooms there that are being used by another school right now. She pointed out that future redistricting of the Bishop and Dallin Schools will greatly impact the Brackett numbers. Mr. Thrope pointed out that the Peirce enrollment was currently in the low 200’s but that the state advised it be built for 300 students. He felt that if the Dallin were to be built for 380 students it must be 380 within the context of the total size needs of the remaining 3 schools (Dallin, Thompson, Stratton).
- It was the opinion of the Chairman that the committee did not yet have a conclusive analysis to support what the final numbers should be.

PEIRCE – PARK DESIGN

- Landscape architect, Mr. Bob Crowe, presented two different park/playground schemes (one the 1998 scheme which is currently owned and the other which was developed after meetings with the town and the community).
- The Parks & Recreation Commission liked scheme #2 which included two full basketball courts. According to Mr. Crowe, the teachers and the neighbors did not like that scheme. Mr. Crowe described the desired scheme which was scheme #4 (science garden, a full and half basketball court, a fitness area with a larger play and park area, picnic table and benches, and a swing set in the kindergarten area). The PTBC seemed willing to consider this plan, subject to approval of the cost factor.
- The architect spoke about a safety issue involving the gate system in an area along Park Ave. Ext. that needs to be reevaluated. He said there needs to be some sort of offset of a gate where pedestrians can enter but vehicles cannot. The gate system that is there now may have to be removed.
- It was noted that there would most likely be a credit for some play equipment that had been destroyed when it was moved.
- Upon finalization of details and decision by the PTBC, the plan could be submitted to the contractor by the second week of February.

PEIRCE REQUISITION/CHANGE ORDERS

- A requisition for payment and three change orders were submitted by the architect this evening. Mr. Cole indicated that he would be interested in seeing the DRA signature on the invoices before the committee signs them.
 - There was a brief discussion about the unit cost and the amount of unsuitable soil being removed from the site. According to the architect, the charge for excavation is \$15/cubic yard and \$20/cubic yard for fill for a total of \$35/cubic yard. Off-site disposal was proposed as \$98/cubic yard. After a letter was sent to Castagna, he proposed a cut from \$98 to \$70/cubic yard. There are approximately 2,700 cubic yards to be taken off site, and more than half that amount still remains on the site.
- On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve Castagna Construction Change Order No. 1 in the amount of \$7,877.05 and Change Order No. 2 in the amount of \$105,483.80.** ROLL CALL VOTE: Unanimous
- On a **MOTION** by Mr. Thrope and seconded by Mr. Shea, it was VOTED to **reduce Castagna Construction Change Order No. 3 to \$11,191.95 (\$38,808.05 is amount of credit).** ROLL CALL VOTE: Unanimous
- On a **MOTION** by Mr. Thrope and seconded by Mr. Shea, it was VOTED to **authorize the Chairman to sign the revised Castagna Construction Pay Application No. 4 in the amount of \$888,293.61. (The committee reduced the total amount by \$30,000 which was the charge for the site contractor.)** ROLL CALL VOTE: Unanimous

INVOICES

- DRA invoice no. 18 for Peirce School construction administration services in the amount of \$16,500 will be held until the next meeting, pending verification of the total numbers.

On a **MOTION** by Ms. Donovan and seconded by Mr. Caccavaro, it was VOTED to **approve Conn, Kavanagh, Rosenthal, Peisch & Ford invoices:**

- No. 12360 - \$105.00 (review of Castagna Construction Builder’s risk policy).
- No. 12359 - \$19.00 (telephone call to opposing counsel re Dallin)
- No. 12358 - \$221.00 (N.E. Piping claim)

ROLL CALL VOTE: Unanimous

FINAL DISCUSSION

- Ms. Donovan was asked to convey to the PTBC that a motion will be submitted at Town Meeting by the Capital Planning Committee that will not recommend any new money for 5-6 years for major repairs for any new school that is renovated or rebuilt.
- Capital Planning has taken under consideration the money for the design fees for the proposed Peirce Field House. Capital Planning will provide \$3 million towards the field house construction.

ADJOURNMENT

The meeting was adjourned at 10 p.m.

Respectfully submitted,

Marie Carroll